



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

The Club House, Belthorn Road, Belthorn, BB1 2NN

Offers Over £200,000

STUNNING TWO BEDROOM COTTAGE LOCATED IN THE ENVIABLE VILLAGE OF BELTHORN

Welcome to Belthorn Road! This delightful cottage offers a perfect blend of modern comfort and picturesque surroundings. With two spacious bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat.

The interior has been fully renovated to a high standard, featuring a contemporary bathroom that meets all your needs. The large lounge is a standout feature, complete with a log burner that creates a warm and inviting atmosphere, perfect for cosy evenings in.

One of the most appealing aspects of this home is the stunning views that surround it, allowing you to enjoy the beauty of the countryside right from your doorstep. The property is situated in a sought-after location, making it not only a lovely place to live but also a wise investment.

Additionally, the house boasts a new roof, installed within the last year, ensuring peace of mind and longevity for years to come. This cottage is a rare find, combining modern amenities with the charm of rural living. Don't miss the opportunity to make this beautiful property your new home.

The Club House, Belthorn Road, Belthorn, BB1 2NN

Offers Over £200,000

 2  1  1  C

- Beautifully Presented Mid Terrace Cottage
- Fitted Kitchen
- On Street Parking
- EPC Rating C
- Two Bedrooms
- Bursting with Charm
- Tenure Leasehold
- Modern Four Piece Bathroom Suite
- Low Maintenance Yard to Rear
- Council Tax Band C

Ground Floor

Entrance Vestibule

4'6 x 3'6 (1.37m x 1.07m)

Composite double glazed frosted front door, tiled flooring and door to reception room.

Reception Room

14'8 x 13'10 (4.47m x 4.22m)

UPVC double glazed window, central heating radiator, cast iron log burner with original stone surround and wooden mantel, television point, alcove storage, beams, door to understairs storage and hardwood single glazed frosted door to inner hall.

Inner Hall

Open to kitchen and stairs to first floor.

Kitchen

12'6 x 8'2 (3.81m x 2.49m)

UPVC double glazed leaded window, central heating radiator, range of panelled wall and base units with wood effect work surfaces, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, integrated oven with four ring induction hob, integrated undercounter fridge freezer, integrated wine cooler, beam, spotlights, tiled effect flooring and UPVC double glazed leaded door to rear.

First Floor

Landing

14'8 x 6'0 (4.47m x 1.83m)

Smoke detector, doors leading to two bedrooms and bathroom.

Bedroom One

13'6 x 11'10 (4.11m x 3.61m)

UPVC double glazed leaded window, central heating radiator and coving.

Bedroom Two

17'8 x 6'4 (5.38m x 1.93m)

UPVC double glazed window and central heating radiator.

Bathroom

8'11 x 8'2 (2.72m x 2.49m)

UPVC double glazed frosted leaded window, skylight, central heated towel rail, pedestal wash basin with mixer tap, dual flush WC, freestanding oval bath with floor mounted mixer tap, walk-in direct feed rainfall shower with rinse head, tiled elevations, spotlights and tiled flooring.

External

Rear

Enclosed yard with paving, bedding and gate to shared access.



Tel: 01254916276

www.keenans-estateagents.co.uk